

RESOLUTION NO. 20-10-08-004

**DECLARATORY RESOLUTION OF THE  
COUNTY COUNCIL OF KOSCIUSKO COUNTY, INDIANA  
DESIGNATING AN ECONOMIC REVITALIZATION AREA AND APPROVING  
SB-1/PP AND SB-1/RE STATEMENTS OF BENEFITS**

WHEREAS, Ind. Code § 6-1.1-12.1 allows an abatement of property taxes attributable to the redevelopment or rehabilitation of real property and the installation of real estate improvements, new manufacturing equipment, new logistical distribution equipment, and new information technology equipment in economic revitalization areas;

WHEREAS, Ind. Code § 6-1.1-12.1-2 empowers the County Council of Kosciusko County, Indiana ("County Council") to designate economic revitalization areas;

WHEREAS, the County Council has determined in Resolution 06-05-01 Dreyfus that real estate commonly known as 72344 SR 15 South, Claypool, Indiana and more particularly described on Exhibit A (the "Real Estate") is an Economic Revitalization Area;

WHEREAS, Ind. Code § 6-1.1-12.1-3 and Ind. Code § 6-1.1-12.1-4.5 require that a taxpayer file statements of benefits with the County Council in order to obtain property tax abatement on the redevelopment or rehabilitation of real property or the installation of new manufacturing equipment, new logistical distribution equipment, and new information technology equipment in an economic revitalization area;

WHEREAS, Louis Dreyfus Agricultural Industries, LLC (the "Company") has filed with the County Council on September 11, 2020, statements of benefits describing a certain new project (a copy of said statements of benefits is attached hereto), such project being within the Real Estate (sometimes hereinafter referred to as the "Statements of Benefits");

WHEREAS, the County Council has reviewed and considered the Company's Statements of Benefits;

WHEREAS, the Company has initiated or may initiate the project set forth in the Statements of Benefits before the Statements of Benefits have been approved by the County Council;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL THAT:

1. The Real Estate has been declared and designated to be an "economic revitalization area" as that term is defined in Ind. Code § 6-1.1-12.1-1, pursuant to Resolution 06-05-01 Dreyfus.

2. Deductions from the assessed value of new equipment installed in the economic revitalization area established by this Resolution shall be allowed over a five (5) year deduction period.

3. Deductions from the assessed value of real estate improvements installed in the economic revitalization area established by this Resolution shall be allowed over a ten (10) year deduction period.

4. The Statements of Benefits submitted by the Company on September 11, 2020, and attached hereto should be and are hereby approved.

5. For the statement of benefits submitted by the Company on September 11, 2020, for the construction of new real estate improvements, the County Council makes the following findings of fact pursuant to Ind. Code § 6-1.1-12.1-4.5(c):

a. The estimate of the cost of the real estate improvements is reasonable for improvements of that type;

b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the construction of the new real estate improvements;

c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed construction of the new real estate improvements;

d. Other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed construction of new real estate improvements; and

6. The totality of benefits is sufficient to justify the deduction.

7. For the statement of benefits submitted by the Company on September 11, 2020, for the installation of new manufacturing equipment, logistics equipment and information technology equipment, the County Council makes the following findings of fact pursuant to Ind. Code § 6-1.1-12.1-4.5(c):

a. The estimate of the cost of the new equipment is reasonable for equipment of that type;

b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment;

c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new equipment;


d. Other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new equipment; and

e. The totality of benefits is sufficient to justify the deduction.

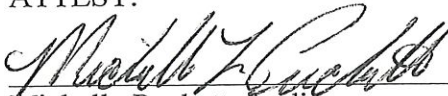
BE IT ALSO RESOLVED by the County Council, that there shall be published notice of the adoption and substance of this Resolution in accordance with Ind. Code § 5-3-1, which notice shall name a date for the public hearing on the approval of the Statements of Benefits and that at the conclusion of said public hearing the County Council may take final action on said matters.

BE IT FINALLY RESOLVED by the County Council, that if any part, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause or portion of this Resolution.

Adopted this 8th day of October, 2020, by the County Council of Kosciusko County, Indiana.

  
Jon Garber, President  
County Council of Kosciusko County, Indiana

ATTEST:

  
Michelle Puckett, Auditor,  
Kosciusko County, Indiana

I affirm, under the penalties for perjury,  
that I have taken reasonable care to redact  
each Social Security number in this  
document, unless required by law.







# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

2021 PAY 2022

FORM SB-1 / Real Property

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Louis Dreyfus Agricultural Industries, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 4800 Main Street, Kansas City, MO 64112-2505					
Name of contact person Brett Harrel		Telephone number ( 816 ) 218-2336		E-mail address brett.harrel@ldc.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Kosciusko County Council		Resolution number 06-05-01 Dreyfus			
Location of property 7344 SR 15, Claypool, IN		County Kosciusko		DLGF taxing district number 43001	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Process plant expansion		Estimated start date (month, day, year) 01/01/2021		Estimated completion date (month, day, year) 12/31/2022	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 117.00	Salaries \$8,835,413	Number retained 117.00	Salaries \$8,835,413	Number additional 7.00	Salaries \$343,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		50,000,000.00		14,803,800.00	
Plus estimated values of proposed project		33,813,000.00		33,813,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project		83,813,000.00		48,616,800.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative David Smith		Title Vice President		Date signed (month, day, year) 9/11/2020	

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## FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed n/a calendar years\* (see below). The date this designation expires is n/a.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☒ No

C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.

D. Other limitations or conditions (specify) \_\_\_\_\_

E. The deduction is allowed for 10 years\* (see below).

F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☒ No  
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)

Telephone number

( 574- ) 372-2323

Date signed (month, day, year)

Attested by (signature and title of attester)

Designated body

Kosciusko County Council

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

A. For residentially distressed areas, the deduction period may not exceed five (5) years.

B. For redevelopment and rehabilitation or real estate improvements:

1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.





# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer Louis Dreyfus Agricultural Industries, LLC									
Address of taxpayer (number and street, city, state, and ZIP code) 4800 Main Street, Kansas City, MO 64112-2505									
Name of contact person Brett Harrel				Telephone number (816) 218-2336					
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body Kosciusko County Council				Resolution number (s) 06-05-01 Dreyfus					
Location of property 7344 SR 15, Claypool, IN		County Kosciusko		DLGF taxing district number 43001					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)  Equipment needed for expansion of the process plant				ESTIMATED					
				START DATE		COMPLETION DATE			
				Manufacturing Equipment		01/01/2021	12/31/2022		
				R & D Equipment					
				Logist Dist Equipment					
IT Equipment									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 117	Salaries \$8,835,413	Number retained 117	Salaries \$8,835,413	Number additional 7.00	Salaries \$343,000:00				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values		175,000,000.00	175,000,000.00			750			
Plus estimated values of proposed project		16,843,000	16,843,000			150,000	150,000	330,000	330,000
Less values of any property being replaced									
Net estimated values upon completion of project		192,563,000.00	192,563,000.00						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)							
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative David Smith		Title Vice President		Date signed (month, day, year) 9/11/2020					

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed n/a calendar years \* (see below). The date this designation expires is n/a.

B. The type of deduction that is allowed in the designated area is limited to:

- |  |   |
|--|---|
| 1. Installation of new manufacturing equipment;            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment.  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment;   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> 1 year                | <input type="checkbox"/> 6 years     |
| <input type="checkbox"/> 2 years               | <input type="checkbox"/> 7 years     |
| <input type="checkbox"/> 3 years               | <input type="checkbox"/> 8 years     |
| <input type="checkbox"/> 4 years               | <input type="checkbox"/> 9 years     |
| <input checked="" type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☒ No  
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number ( 574 ) 372-2323	Date signed (month, day, year)
Attested by:	Designated body Kosciusko County Council	
<p>* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5</p>		



**LDC Agricultural Industries Capital Projects  
2021-22**

Summary	2021 BP	2022 BP	Total
Personal Property	7,443,000	10,120,000	17,563,000
Real Property	14,250,000	2,000,000	16,250,000
<b>Total</b>	<b>21,693,000</b>	<b>12,120,000</b>	<b>33,813,000</b>

2021

Personal Property		Real Property	
Manufacturing	7,203,000	Manufacturing	10,300,000
InfoTech	240,000	InfoTech	-
Logistics	-	Logistics	3,950,000
R&D	-	R&D	-
		<b>Total 2021</b>	
7,443,000		14,250,000	
		21,693,000	

2022

Personal Property		Real Property	
Manufacturing	9,640,000	Manufacturing	1,800,000
InfoTech	330,000	InfoTech	-
Logistics	150,000	Logistics	200,000
R&D	-	R&D	-
		<b>Total 2022</b>	
10,120,000		2,000,000	
		12,120,000	

Project Name	Capex Category	Tax Category	2021 BP	# New Jobs	2022 BP
Biodiesel/Oil Tank Insulation	Asset Improvement	Personal Property	-		60,000
Heat Recovery	Asset Improvement	Personal Property	-		400,000
Spreader - Meal Rail Car Loading	Asset Improvement	Personal Property	338,000		-
Hexane Loss Reduction	Asset Improvement	Personal Property	300,000		-
MPC DT Energy Reduction	Asset Improvement	Personal Property	300,000		-
Prep & Extraction Flow Meters	Asset Improvement	Personal Property	250,000		-
Use Condensate to Preheat Solvent Work Tank (SWS) Discharge	Asset Improvement	Personal Property	140,000		-
Extraction Distillation Pumps - VFD	Asset Improvement	Personal Property	120,000		120,000
Upgrade Cooling Water Tower Demister Packing	Asset Improvement	Personal Property	100,000		-
Bean Storage Radar Measurement (Siemens Radar)	Asset Improvement	Personal Property	90,000		180,000
Moisture Reduction in Degummed Oils	Asset Improvement	Personal Property	90,000		-
Control Instrumentation & Valves for Extraction	Asset Improvement	Personal Property	85,000		-
Mineral Oil Consumption Reduction	Asset Improvement	Personal Property	80,000		-
Utility Flow Meters	Asset Improvement	Personal Property	75,000		-
Lab Equipment Upgrades	Asset Improvement	Personal Property	75,000		150,000
Distributor for Distiller lower packing	Asset Improvement	Personal Property	75,000		-
Miscella Liquid Purge from Extractor	Asset Improvement	Personal Property	75,000		-
4 Energy Meters - Energy Consumption & Power Quality	Asset Improvement	Personal Property	65,000		-
Use RO water as cooling tower water makeup	Asset Improvement	Personal Property	60,000		-
Hammermill Level Control	Asset Improvement	Personal Property	50,000		-
Upsize Transfer Pump	Asset Improvement	Personal Property	35,000		-
Power Quality Meter - Fluke 438	Asset Improvement	Personal Property	25,000		-
Design Engineering	Asset Improvement	Personal Property	-		150,000
Laidig for Meal LO Tank	Asset Improvement	Personal Property	-		275,000

ZED Improvements	Asset Improvement	Personal Property	-		80,000
Extraction Building Enclosure	Asset Improvement	Real Property	-		200,000
Flake Rework Project	Asset Improvement	Personal Property	-		850,000
TBD	Asset Improvement	Personal Property	-		4,355,000
Warehouse Expansion 1	Discretionary	Real Property	3,950,000	2	-
Production Process	Discretionary	Real Property	10,000,000	5	1,800,000
Screening Waste reduction	Discretionary	Personal Property	1,500,000		-
Biodiesel Dryer	Discretionary	Personal Property	400,000		-
VSC Feed Leg	Discretionary	Personal Property	100,000		-
Warehouse Expansion 2	Discretionary	Real Property	300,000		-
Maintenance *Multiple*	Maintenance	Personal Property	2,650,000		3,000,000
SHE *Multiple*	SHE	Personal Property	365,000		500,000
			21,693,000		12,120,000